

# SHED GUIDE



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# 1. PREREQUISTES

Adding a shed to your property can be a simple process- as long as you are aware of a few important prerequisites to know before deciding to purchase one:

**All sheds require zoning**

**Not all sheds require a construction permit**

When is a construction permit required? Most sheds will be small enough that they won't require any additional approvals other than zoning, but sometimes prefabricated or home-constructed permits can be bigger. A construction permit is required if the dimensions of the shed are:

**Greater than 200 square feet  
and/or  
Taller than 10 feet**

If your desired shed is less than 200 square feet and/or less than 10 feet tall, than no construction permit is required according to NJAC codes (for more information on NJAC codes go to page 6).



*An example of a shed larger than 200 square feet.*

## 2. PRIOR APPROVALS

What prior approvals are needed before applying for a construction permit? There are two approvals that are required:

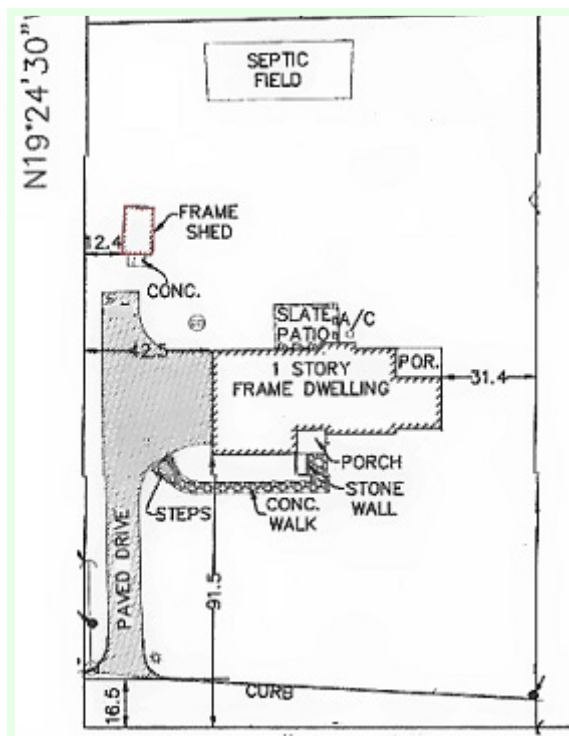
### 2.1 Zoning

Contact the Zoning Officer, Jeff Gordon, to discuss your proposed shed.

A Zoning application stating the dimensions of the shed is required, as well as a copy of the property survey (with the proposed sight clearly marked).

**NOTE:**

The Zoning Officer is available on Mondays from 2:00 pm to 7:00 pm (or by appointment).



*An example of a property plot plan, which indicates where the proposed shed will be.*

- For further zoning information, contact Jeff Gordon - (908) 689-1851.

### 2.2 Warren County Board of Health

Your property may need further examination before a shed can be installed. Please contact the Warren County Board of Health (Septic and Well) to determine if any further action is needed - (908) 475-7960.

### 3. CODE AND CONSTRUCTION INFORMATION

Building permits (and electrical if using electric) are mandatory, as well as building inspections.

Sheds may or may not need footings and foundation- that all depends on specifications. If your shed will be using them, than additional inspections are required.

Permit applications can be taken from our office or on our website. For building related questions, contact the Township Building Inspector Kyle Smith - (908) 835-1837.

#### 3.1 Permit Application Forms:

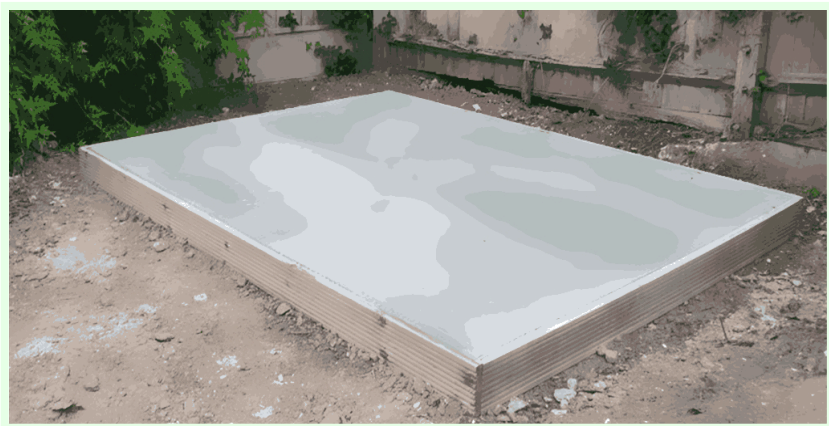
- Building technical sheet
- Electrical technical sheet (if adding electricity to the shed)
- Construction permit jacket (F100)
- Manufacturer specifications or
- 2 copies of plans (if shed is build on site)

#### 3.2 Required Inspections:

**NOTE:**  
Building inspections are Monday through Friday from 9:00 am to 12:00 pm.

1. Footings (if required)
2. Slab/Foundation (if required)
3. Final inspection when the shed is complete
4. Electrical inspection (if using electricity for the shed)

You can schedule inspections by visiting our office, or calling the Technical Assistant at (908) 835-1732. Refer to page 6 for additional information regarding footings and slabs.



*An example of a slab, which requires inspection.*

## 4. NJAC INFORMATION

New Jersey Administrative Codes (NJAC) has a enforced rules and regulations for any sheds - titled (Garden-Type Utility Sheds and Similar Structures – Clarification). Here is a summary of the most important information found in the NJAC for sheds/garden-type utility sheds.

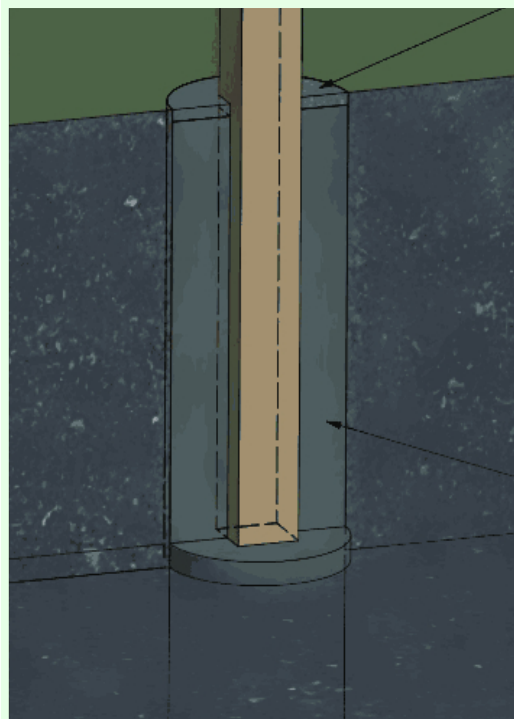
### Footings and foundation are not required IF:

- The building presents a low hazard to human life in the event of failure.
- The building has an eave height of 10 feet or less.
- The building is 200 square feet or less.
- Footings to frost required for buildings more than 200 square feet.\*

*\*Footings to frost footings requirements ensure that holes/footings are deep enough in the ground so that they are below the frost line (frost line is approximately 36 inches deep in New Jersey)- thus preventing any cracking or damaging to the footing/structure.*

#### NOTE:

Do not continue construction until footings are properly inspected.



An example of a footing.



The **NJAC** outlines codes and regulations that have been updated throughout the years. These updates can be hard to interpret- the following are some important information from these **NJAC** regulations and an easier to understand interpretation of them:

**5:23-2.18 Inspections**

***“...the foundation location survey for a building that is located in a flood plain shall include flood hazard certificates.”***

**NOTE:**

These NJAC regulations can be found online through the NJAC website:

<https://www.nj.gov/dca/divisions/codes/codreg/>

- Washington Township does not currently have any flood plains- therefore any flood hazard certification is not required for shed applications.

**5:23-2.14 Construction Permits**

***“A building permit shall not be required for... accessory to buildings of Group R-2, R-3, R-4, and which do not contain a water, gas, oil or sewer connection.”***

- R-2 - Residential; multiple family
- R-3 - Residential; 1 & 2 family
- R-4 - Residential; therapeutic residences
- Any utility structure not otherwise considered a shed do not require permits if used for storage with no connections to water, sewer, etc.- otherwise a plumbing permit is required for any such connections.
- A “utility structure” are usually built with the original building in constructed on a plot of land, as it may serve a necessary function (such as sheltering livestock).

## 5. Additional Information

### 5.1 Valid Permit

An issued permit for a shed is valid for 1 year after the issued date. If the shed is not completed and inspected after 1 year, a permit extension will be required. Contact the Code & Construction office if you need an extension.

### 5.2 Permit Process

A permit may take up to 20 business days to be processed. In most cases the process will not take that long, but it is very important not to start any construction until after the permit is approved.

### 5.3 Permit Pricing

Cost of a shed permit varies, depending on:

- Square footage
- Sub code use

If no electricity is being used, then the cost of a permit will be less. The bigger the shed, the higher the price due to square footage size.